



Order under Section 31 & 69  
**Residential Tenancies Act, 2006**

**File Number:** TET-19632-21-LTB-L-023183-22

**In the matter of:** Basement-526 Wilson Road South  
Oshawa, ON L1H 6E2

**Between:** Sarah Desjardins

**and**

Jason DaSousa

I hereby certify this is a  
true copy of an Order dated

**DEC 7 2022**

Landlord and Tenant Board

Tenant

Landlord

Sarah Desjardins (the 'Tenant') applied for an order determining that Jason DaSousa (the 'Landlord') substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of the Tenant's household.

Further, The Landlord applied for an order to terminate the tenancy and evict the Tenant because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on November 23, 2022.

The Tenant, her Legal Representative Jason DaSousa, the Landlord's representative Robert Wilson and the Landlord attended the hearing.

At the hearing, the parties consented to the following order.

**It is ordered that:**

1. The tenancy between the Landlord and the Tenant shall be terminated as of January 31, 2023.
2. If the unit is not vacated on or before January 31, 2023, the starting February 1, 2023, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that eviction may be enforced.
3. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after February 1, 2023.
4. The Landlord may file this order with the Court Enforcement Office (Sheriff) in advance of January 31, 2023 but may not execute enforcement of same until February 1, 2023.

5. If the Tenant does not vacate the unit by February 1, 2023, The Tenant shall pay the Landlord compensation of \$32.88 per day for the use of the unit starting February 1, 2023 until the date the Tenant moves out of the unit.
6. No rent or utility expenses are owing by the Tenant to the Landlord up until January 31, 2023.
7. The Landlord shall retain the last month's rent deposit of \$1,000.00.
8. The Tenant agrees to withdraw TET-19632-21. In accordance with s. 200(4) of the *Residential Tenancies Act, 2006* (the 'Act') I accept this request.
9. The Landlord shall withdraw LTB-L-062454-22 and LTB-L-059011-22.

**December 7, 2022**  
**Date Issued**

  
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Jagger Benham  
Member, Landlord and Tenant Board

Toronto East-RO  
2275 Midland Avenue, Unit 2  
Toronto ON M1P3E7

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.

In accordance with section 81 of the Act, the part of this order relating to the eviction of the Tenant expires on August 1, 2023 if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.